

December 28, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting December 27, 2000

The following item is scheduled for the January 2, 2001 City Council Meeting

Final Plat: King's Garden – Phase 3
Applicant(s): D.R. Horton – Texas, Ltd.

DESCRIPTION:

68 Single-Family-5 lots, 61 Single-Family-4 lots, and one open space lot on 42.7± acres 1,600± feet north on Main Street (F.M. 720), 900± feet west of Legacy Drive. Zoned Planned Development-Single-Family-5/Single-Family-4. Neighborhood #45.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of the ordinance for Zoning Case Z2000-46.
2. Final acceptance of King's Garden – Phase 1, King's Garden – Phase 2, and Heather Ridge Estates – Phase II-B to provide two points of access.
3. Additions and/or alterations to the engineering plans as required by the Engineering Department.
4. Staff approval of landscaping and fencing plans.
5. City Engineer approval of a waiver to the requirement for alleys.
6. City Attorney review and approval of homeowner's association documents.
7. Filing of the off-site drainage easement prior to a city release for construction.

DM/sg

cc: D.R. Horton 817-436-6067
Jeff Miles 972-248-1414
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3P

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Remarks:

The final plat shows 68 Single-Family-5 lots, 61 Single-Family-4 lots, and one open space lot to be developed to the planned development standards requested with Zoning Case Z2000-46. Approval of the final plat is subject to City Council approval of the ordinance associated with Zoning Case Z2000-46.

Access is provided to King's Garden – Phase 3 through King's Garden – Phase 1, King's Garden – Phase 2 and Heather Ridge Estates – Phase II-B. Therefore, final acceptance of King's Garden – Phase 3 is contingent upon final acceptance of King's Garden – Phase 1, King's Garden – Phase 2, and Heather Ridge Estates – Phase II-B. A final plat has been approved for Heather Ridge Estates - Phase II-B, but the subdivision has not been released for construction at this time. An off-site drainage easement is necessary for development of the site. This easement must be obtained and filed prior to a city release for construction.

The northernmost lots of the proposed subdivision abut a tributary of the Cottonwood Branch creek. Although the subdivision requirements pertaining to major creeks are not applicable, the applicant has worked with staff to provide a parallel street and cul-de-sacs to open the subdivision to this tributary.

Alleys are not provided to serve all of the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. With the approval of the preliminary plat for King's Garden, the City Council waived the requirement for alleys subject to the City Engineer determining that adequate area is dedicated for utilities and that the lots are designed without lot-to-lot drainage. The City Engineer will waive the requirement for alleys should the Engineering Department determine that these conditions are present through their review of the engineering plans.

A drainage easement extends north from Main Street (F.M. 720) along the east side of the property. In accordance with the planned development standards for this property, a common fence will be constructed along the rear yard of the lots that back or side to the drainage easement. A mow strip will be provided to increase the quality and efficiency of the maintenance of vegetation within the drainage easement. In addition, an additional tree will be planted in the rear yards of these homes.

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